TRADEMARK HOME INSPECTION, LLC
734-331-3269
info@trademarkhomeinspection.com
https://trademarkhomeinspection.com/

HOME INSPECTION REPORT

1234 Main St.
Redford MI 48240

Buyer Name
10/09/2018 9:00AM

Inspector
Jim Guntzviller
Certified Professional Inspector (CPI)
734-331-3269
info@trademarkhomeinspection.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	10
4: GARAGE	16
5: BUILT-IN APPLIANCES	18
6: FIREPLACE(S)	21
7: FIREPLACE(S) 2	22
8: INTERIOR	23
9: COOLING	27
10: HEATING	29
11: PLUMBING	31
12: ELECTRICAL	33
13: ATTIC, INSULATION & VENTILATION	37
14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	40
STANDARDS OF PRACTICE	42

SUMMARY

30 RECOMMENDATION

19 ACTION ITEM

10 SAFETY HAZARD

- 2.1.1 Roof - Coverings: Near End of Life
- 2.1.2 Roof - Coverings: Discoloration
- 2.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Brick Deteriorated
- 2.3.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- 2.3.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Deteriorated
- 2.4.1 Roof - Roof Drainage Systems: Debris
- 2.4.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 3.2.1 Exterior - Siding, Flashing & Trim: Siding Damaged
- 3.2.2 Exterior - Siding, Flashing & Trim: Siding Missing
- 3.2.3 Exterior - Siding, Flashing & Trim: Deteriorated Caulking
- 3.2.4 Exterior - Siding, Flashing & Trim: Exterior Finish Failing
- 3.2.5 Exterior - Siding, Flashing & Trim: Ground Clearance
- 3.2.6 Exterior - Siding, Flashing & Trim: Mildew/Algae
- 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Porch brick deteriorated
- 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Posts rotting
- 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Stairs wobbly/deteriorated
- 3.4.4 Exterior - Decks, Balconies, Porches & Steps: Re-point mortar
- 3.5.1 Exterior - Walkways, Patios & Driveways: Trip Hazard(s)
- 3.5.2 Exterior - Walkways, Patios & Driveways: Walkway Shrinkage Cracks
- 3.5.3 Exterior - Walkways, Patios & Driveways: Roof over patio
- 3.6.1 Exterior - Exterior Doors and Windows: Broken Glass
- 3.6.2 Exterior - Exterior Doors and Windows: Door Sill/Trim
- 4.3.1 Garage - Floor: Moderate Cracks
- 4.7.1 Garage - Garage Service Door(s): No Auto Close
- 5.1.1 Built-in Appliances - Dishwasher: No High Loop
- 8.1.1 Interior - Ceilings: Damage
- 8.1.2 Interior - Ceilings: Sagging Ceiling decorative beams
- 8.2.1 Interior - Walls: Paint Cracking

8.5.1 Interior - Doors: Bi fold door track
8.5.2 Interior - Doors: Door Latch Alignment
8.5.3 Interior - Doors: Damage door
8.6.1 Interior - Windows: Damaged
8.6.2 Interior - Windows: Broken spring
8.7.1 Interior - Steps, Stairways & Railings: No Handrail
8.8.1 Interior - Dryer Hook Ups: Vinyl or Foil or flexible
9.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
9.1.2 Cooling - Cooling Equipment: Damaged Fins
9.1.3 Cooling - Cooling Equipment: Dirty Cooling Fins
10.1.1 Heating - Equipment: Debris in furnace.
10.2.1 Heating - Distribution Systems: Condensation on duct work
10.4.1 Heating - Vents, Flues & Chimneys: White Powdery Deposits
11.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Faucet(s) Leak When On
11.4.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Tile/Grout Deteriorated
11.5.1 Plumbing - Drain, Waste, & Vent Systems: Drain Stopper(s) Defective

12.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Not Terminated or Capped
12.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Screws Missing
12.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Bad Ground
12.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Two Pronged Receptacles
12.5.1 Electrical - GFCI & AFCI: No GFCI Inside
12.6.1 Electrical - Smoke Detectors: Old Smoke Detectors
12.6.2 Electrical - Smoke Detectors: Replace Batteries
12.7.1 Electrical - Carbon Monoxide Detectors: None Found
13.1.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Dry Stains
13.1.2 Attic, Insulation & Ventilation - Roof Structure & Attic: Rodent
13.1.3 Attic, Insulation & Ventilation - Roof Structure & Attic: Damaged rafters
13.2.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
13.2.2 Attic, Insulation & Ventilation - Attic Insulation: Insulation Uneven
14.2.1 Basement, Foundation, Crawlspace & Structure - Wall(s): Deteriorated walls
14.3.1 Basement, Foundation, Crawlspace & Structure - Floor(s): Common Floor Cracks

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Type of Building
Single Family

Weather Conditions
Clear

Third Party Use

This report is the exclusive property of Trademark Home Inspection, LLC and the client(s) whose name appears above. Its use by any third party or any unauthorized person(s) is strictly prohibited.

Understanding This Report

Thank you for choosing Trademark Home inspection, LLC to perform your home inspection. We hope you found your experience to be a pleasurable one. If you need further assistance with understanding this report please don't hesitate to reach out to our office at 734.331.3269.

Recommendations - Are items that are working but may need improvement or maintenance. They could also be items that the inspector recommends being upgraded.

Action Items - These are items that are no longer working and need immediate attention.

Safety Hazards - Are items that pose a serious safety hazard.

It is important to note that no matter the labeling of an item it is for your responsibility to read the entire report and decide what items, if any you wish to ask to be repaired.

Age of Home
Over 50 Years

The inspector does not make estimates to the life span or how long a component of the home has left before it needs to be repaired or replaced. Many factors need to be considered when making such estimates, such as the age, how well the component has been maintained, how frequently the components have been used etc... Most of which the inspector could never know. As a reference we have posted a Life Expectancy Chart on our website for you to view. Just keep in mind this is just an estimate and the component in your home may last longer or shorter than the chart suggests.

Life Expectancy Chart

2: ROOF

Information

Inspection Method
The roof, Ground w/Binoculars, Ladder at Eaves

Roof Type/Style
Gable

Coverings: Material
Architectural Asphalt/Fiberglass

Flashings: Material
Aluminum, Rubber

Roof Drainage Systems: Gutter Material
Aluminum

Coverings: Multiple Layers
This asphalt or fiberglass composition roof surface has two or more layers of roofing materials. When this roof is replaced, recommend a complete "tear off", where all existing layers of roofing are removed before installing new roofing materials. For 20-year rated composition shingles, additional layers of material reduce the new roof materials lifespan as follows:

- 16-20 years - First roof
- 12-16 years - Second layer on existing roof

Removing existing roofing materials will significantly increase the cost of the next roof.

Recommendations

2.1.1 Coverings

Recommendation

NEAR END OF LIFE

The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface We recommend having a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".

Recommendation
Contact a qualified roofing professional.

2.1.2 Coverings

Recommendation

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.

Recommendation
Contact a qualified roofing professional.

2.3.1 Skylights, Chimneys & Other Roof Penetrations

Action Item

CHIMNEY BRICK DETERIORATED

One or more bricks are deteriorated on the brick chimney. Recommend repair or replace by qualified contractor.

Recommendation
Contact a qualified chimney contractor.

2.3.2 Skylights, Chimneys & Other Roof Penetrations

Action Item

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation
Contact a qualified roofing professional.

2.3.3 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY CROWN DETERIORATED

The chimney crown is damaged and needs repair. A properly constructed chimney crown should:

- Be constructed using either pre-cast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2-1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), and this gap should be filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

A qualified chimney service contractor or mason should evaluate and repair or replace the crown as necessary.

Recommendation

Contact a qualified chimney contractor.

2.4.1 Roof Drainage Systems

Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified handyman.

2.4.2 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.

3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Metal, Aluminum, Stone Veneer

Eaves, Soffits & Fascia: Materials
Metal Soffits, Metal Fascia

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Walkways, Patios & Driveways: Driveway Material
Gravel

Walkways, Patios & Driveways: Sidewalk Material
Concrete

Walkways, Patios & Driveways: Patio Material
Concrete, Pavers

Exterior Doors and Windows: Exterior Entry Door(s)
Wood, Metal, Glass

Recommendations

3.2.1 Siding, Flashing & Trim

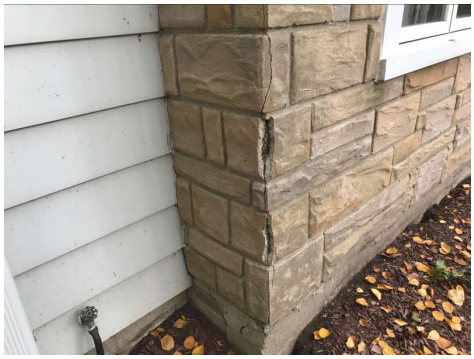
Action Item

SIDING DAMAGED

Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.

Recommendation

Contact a qualified siding specialist.



3.2.2 Siding, Flashing & Trim

Action Item

SIDING MISSING

Siding is incomplete or missing in one or more areas. A qualified contractor should install siding where missing to prevent water and vermin intrusion.

Recommendation

Contact a qualified siding specialist.

3.2.3 Siding, Flashing & Trim

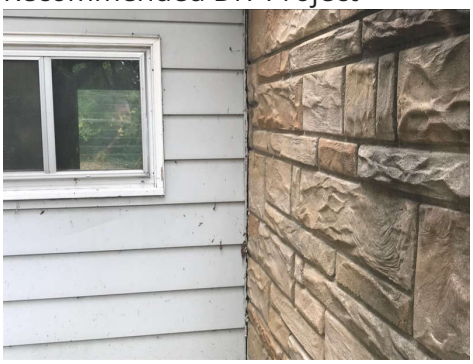
Recommendation

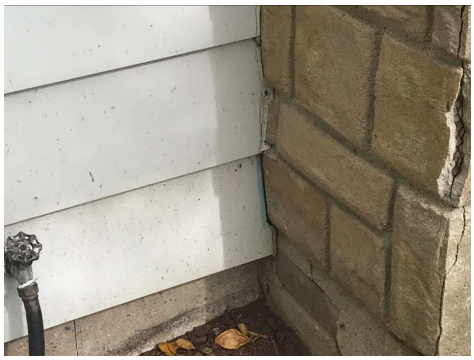
DETERIORATED CAULKING

Caulking is missing or deteriorated in some areas and should be replaced and/or applied where necessary.

Recommendation

Recommended DIY Project





3.2.4 Siding, Flashing & Trim

Recommendation

EXTERIOR FINISH FAILING

The exterior finish in some areas is failing. A qualified person should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or re-stain areas as needed and as per standard building practices.

Recommendation

Contact a qualified painter.

3.2.5 Siding, Flashing & Trim

GROUND CLEARANCE

Recommendation

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.

3.2.6 Siding, Flashing & Trim

MILDEW/ALGAE

Recommendation

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that it be washed or cleaned or a regular basis.

Recommendation

Recommended DIY Project

3.4.1 Decks, Balconies, Porches & Steps

PORCH BRICK DETERIORATED

Action Item

One or more sections of porch brick are deteriorated need to be repaired or replaced.

Recommendation

Contact a qualified masonry professional.

3.4.2 Decks, Balconies, Porches & Steps

Action Item

POSTS ROTTING

One or more deck support posts are rotting at the ground and need to be repaired or replaced by qualified contractor.

Recommendation

Contact a qualified deck contractor.

3.4.3 Decks, Balconies, Porches & Steps

Safety Hazard

STAIRS WOBBLY/DETERIORATED

The steps are wobbly and/or deteriorated and need to be repaired or replaced by a qualified contractor

Recommendation

Contact a qualified professional.

3.4.4 Decks, Balconies, Porches & Steps

Action Item

RE-POINT MORTAR

The front porch brick needs some areas of mortar re-appointed.

Recommendation

Contact a qualified concrete contractor.

3.5.1 Walkways, Patios & Driveways

Safety Hazard

TRIP HAZARD(S)

Trip hazards were observed in one or more sections of the driveway(s), sidewalk(s), and/or patio(s). Patch or repair recommended.

Recommendation

Contact a qualified concrete contractor.

3.5.2 Walkways, Patios & Driveways

Recommendation

WALKWAY SHRINKAGE CRACKS

Cracks were observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

3.5.3 Walkways, Patios & Driveways

Action Item

ROOF OVER PATIO

The porch roof over back patio is sinking. Recommend repair qualified contractor

Recommendation

Contact a qualified professional.

3.6.1 Exterior Doors and Windows

Action Item

BROKEN GLASS

One or more windows had broken glass. Glass should be repaired by a qualified window contractor.

Recommendation

Contact a qualified window repair/installation contractor.

3.6.2 Exterior Doors and Windows

Recommendation

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.

4: GARAGE

Information

Type
Attached

Ceiling: Style
Exposed Framing

Walls : Style
Partially Finished

Floor: Materials
Cement

Garage Vehicle Door: Material
Metal, Non-insulated

Garage Vehicle Door: Type
Sectional

Garage Vehicle Door 2: Material
Metal, Non-insulated

Garage Vehicle Door 2: Type
Sectional

Garage Door Operator(s): Manufacturer
Liftmaster

Liftmaster

Garage Service Door(s): Materials
Wood

Garage Service Door(s): Types
Garage-House

Garage Service Door(s) 2: Materials
Wood

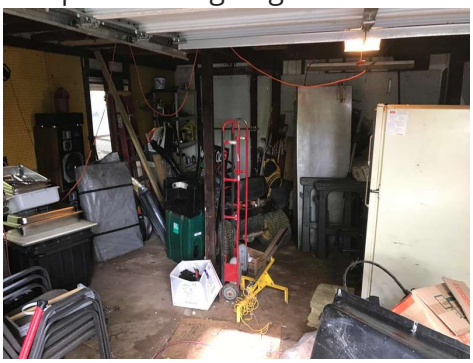
Garage Service Door(s) 2: Types
Garage Outside

Limitations

Floor

STORED ITEMS

ll or part of the garage floor is excluded from this inspection due to lack of access from stored items.



Recommendations

4.3.1 Floor

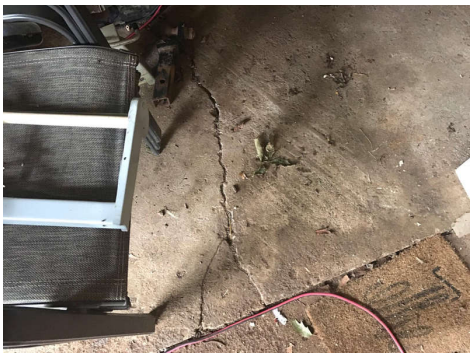
Action Item

MODERATE CRACKS

Moderate cracks or deterioration were visible in the garage floor at the time of the inspection. The Inspector recommends evaluation by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.



4.7.1 Garage Service Door(s)

Safety Hazard

NO AUTO CLOSE

The garage-house door isn't equipped with an automatic closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, so this door closes and latches automatically.

Recommendation

Contact a qualified handyman.

5: BUILT-IN APPLIANCES

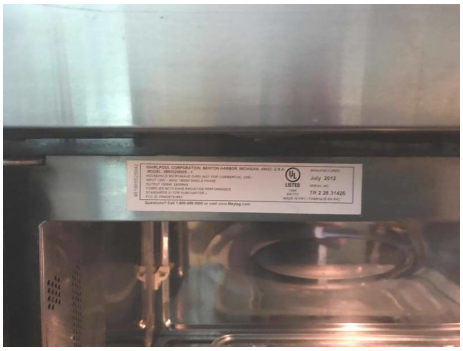
Information

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

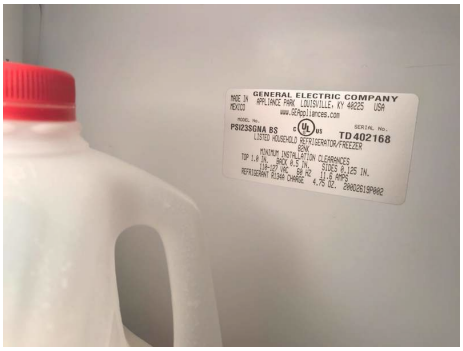
Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Built-in Microwave: Brand
Maytag

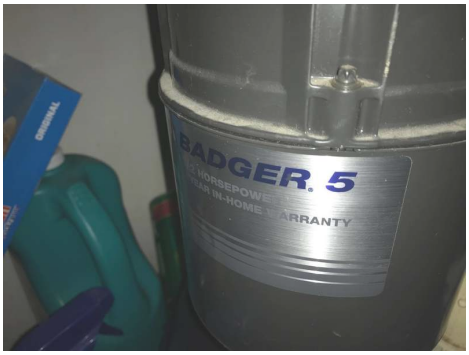


Refrigerator: Brand
GE



Dishwasher: **Brand**
Whirlpool

Garbage Disposal: **Brand**
Badger



Recommendations

5.1.1 Dishwasher

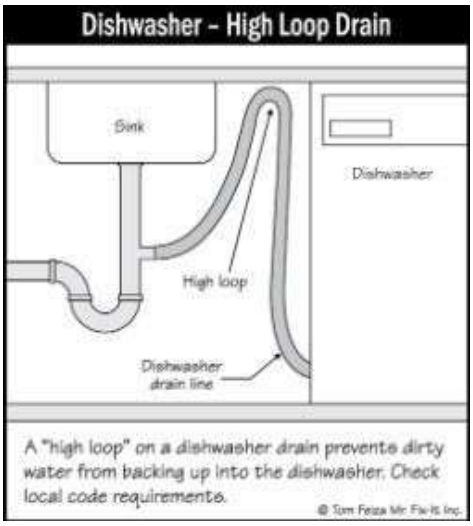
Recommendation

NO HIGH LOOP

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a builtin high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Recommendation

Contact a qualified appliance repair professional.


Dishwasher – High Loop Drain
Sink
Dishwasher
High loop
Dishwasher drain line
A "high loop" on a dishwasher drain prevents dirty water from backing up into the dishwasher. Check local code requirements.

6: FIREPLACE(S)

Information

Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s): Number of Solid Fuel Heating Device(s)

1 1

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected before first use and annually thereafter by a qualified chimney service contractor, cleaned and repaired as necessary.

Limitations

Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s)

ASHES AND DEBRIS

Significant amounts of ashes, wood and/or debris are in the fireplace. The inspector was unable to fully evaluate it.

7: FIREPLACE(S) 2

Information

Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s): Number of Solid Fuel Heating Device(s)

1

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected before first use and annually thereafter by a qualified chimney service contractor, cleaned and repaired as necessary.

Limitations

Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s)

ASHES AND DEBRIS

Significant amounts of ashes, wood and/or debris are in the fireplace. The inspector was unable to fully evaluate it.

8: INTERIOR

Information

Ceilings: Ceiling Material
Drywall, Paint

Walls: Wall Material
Paint, Drywall, Paneling

Floors: Floor Coverings
Carpet, Linoleum, Hardwood

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

Windows: Window Type
Single-hung, Double-hung, Casement

Windows: Window Manufacturer
Unknown

Dryer Hook Ups: Dryer Power Source
220 Electric

Dryer Hook Ups: Dryer Vent
Metal (Flex)

Recommendations

8.1.1 Ceilings

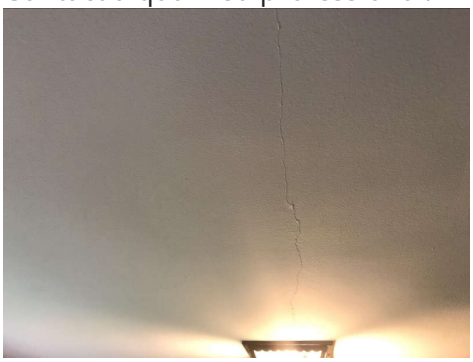
Recommendation

DAMAGE

Damage or deterioration to the ceiling was visible at the time of the inspection. Recommend having a qualified person repair.

Recommendation

Contact a qualified professional.



8.1.2 Ceilings

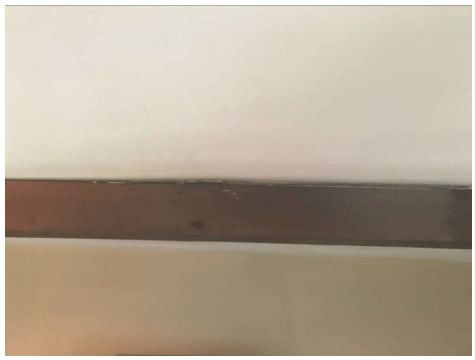
Recommendation

SAGGING CEILING DECORATIVE BEAMS

Ceiling beam sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of tile replaced.

Recommendation

Contact a qualified professional.



8.2.1 Walls

Recommendation

PAINT CRACKING

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

Recommendation

Contact a qualified painter.

8.5.1 Doors

Action Item

BI FOLD DOOR TRACK

The track on one or more bi-fold doors is out of alignment or broken. Recommend repair or replace by qualified contractor.

Recommendation

Contact a qualified professional.

8.5.2 Doors

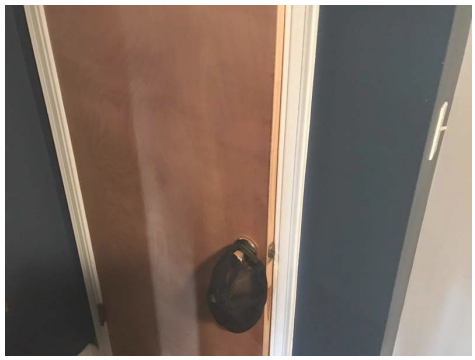
Recommendation

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.



8.5.3 Doors

Action Item

DAMAGE DOOR

Damage to door recommend repair by qualified contractor

Recommendation

Contact a qualified professional.

8.6.1 Windows

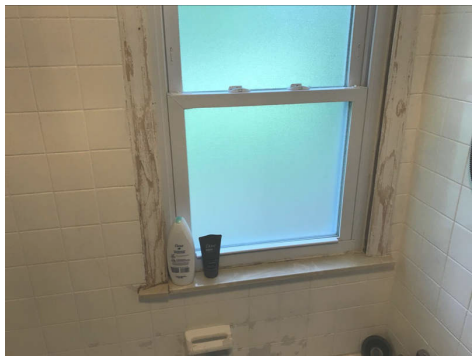
Action Item

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



8.6.2 Windows

Action Item

BROKEN SPRING

One or more windows have broken spring and will not stay open. Recommend evaluation and repair by qualified contractor.

Recommendation

Contact a qualified professional.

8.7.1 Steps, Stairways & Railings

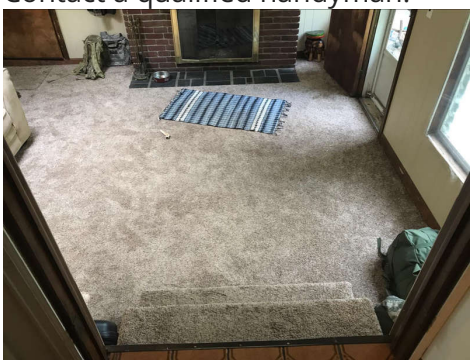
Safety Hazard

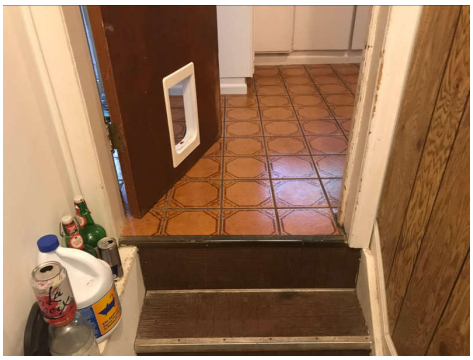
NO HANDRAIL

One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Recommendation

Contact a qualified handyman.





8.8.1 Dryer Hook Ups

Safety Hazard

VINYL OR FOIL OR FLEXIBLE

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

Recommendation

Contact a qualified professional.

9: COOLING

Information

Cooling Equipment: Brand
Comfortmaker

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Back of house

Recommendations

9.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation

Contact a qualified handyman.

9.1.2 Cooling Equipment

Recommendation

DAMAGED FINS

The cooling fins on the outdoor condensing unit's evaporator coils are bent, damaged and/or deteriorated. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.

9.1.3 Cooling Equipment

Recommendation

DIRTY COOLING FINS

The cooling fins on the outdoor condensing unit's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should clean the evaporator coils as necessary.

Recommendation

Recommended DIY Project

10: HEATING

Information

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

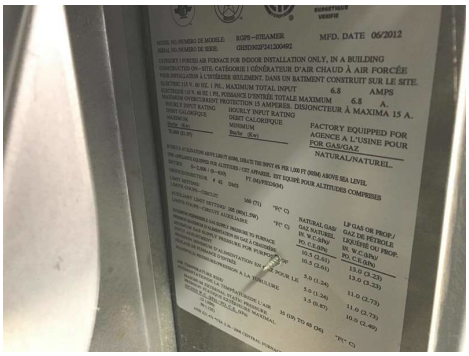
Vents, Flues & Chimneys: Material(s)
Metal B-Vent

Heat System Filter(s): Type(s)
Disposable

Equipment: Brand
Rheem

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resourceon the importance of furnace maintenance.



Heat System Filter(s): Filter Size
Incorrect size
HVAC filter(s) should be checked regularly in the future and replaced or washed as necessary.

Recommendations

10.1.1 Equipment

Recommendation

DEBRIS IN FURNACE.

Debris was discovered in the furnace. Recommend cleaning by a qualified contractor to help extend the functional life of this unit and to help limit any potential fire hazard that may exist.

Recommendation
Contact a qualified handyman.

10.2.1 Distribution Systems

Recommendation

CONDENSATION ON DUCT WORK

Condensation on duct work in basement recommend dehumidifier

Recommendation

Contact a qualified professional.

10.4.1 Vents, Flues & Chimneys

Action Item

WHITE POWDERY DEPOSITS

White, powdery deposits on the furnace exhaust flue and/or cabinet top indicate the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

11: PLUMBING

Information

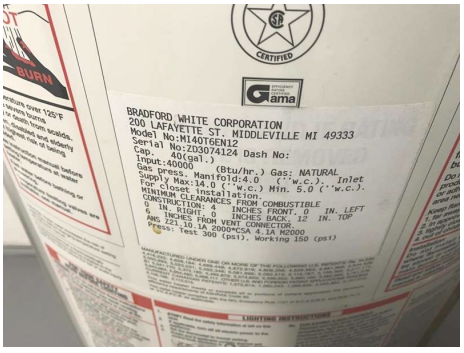
Filters
None
We do not inspect water filtration systems.

Water Source
Public

Main Water Shut-off Device: Location
Basement

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas



Hot Water Systems, Controls, Flues & Vents: Capacity
40 Gallon

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Hose

Drain, Waste, & Vent Systems: Material
PVC

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Recommendations

11.4.1 Water Supply, Distribution Systems & Fixtures

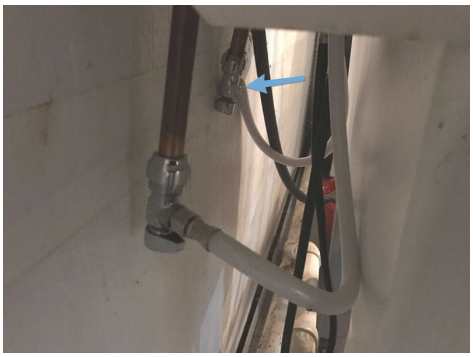
Recommendation

FAUCET(S) LEAK WHEN ON

One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



11.4.2 Water Supply, Distribution Systems & Fixtures

Action Item

TILE/GROUT DETERIORATED

Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified tile contractor

11.5.1 Drain, Waste, & Vent Systems

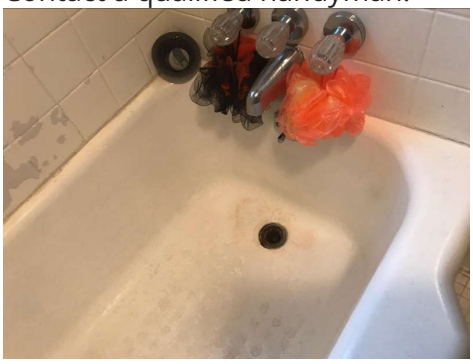
Recommendation

DRAIN STOPPER(S) DEFECTIVE

One or more drain stoppers are inoperable or missing. Recommend repairing or replacing stoppers as needed.

Recommendation

Contact a qualified handyman.



12: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 120/240 Volts

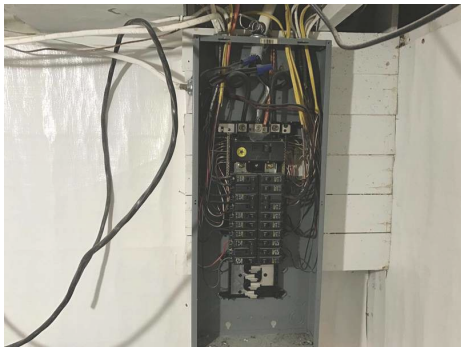
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None



Branch Wiring : Branch Wire 15 and 20 AMP
Aluminum, Copper

Branch Wiring : Wiring Method
Romex

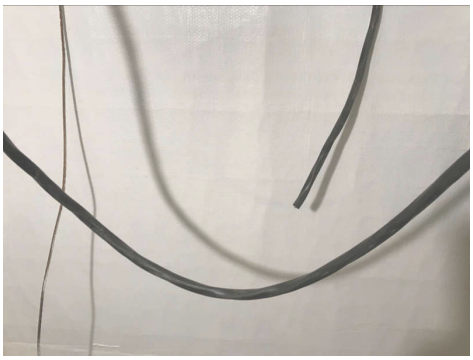
Recommendations

12.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Safety Hazard

NOT TERMINATED OR CAPPED

One or more loose conductors in the main service panel have bare ends and are not connected to an overcurrent protection device (circuit breakers or fuses). This is a safety hazard due to the risk of fire if the bare conductors come into contact with other components in the panel. A qualified electrician should evaluate and repair as necessary. For example, removing wires that aren't terminated or installing wire nuts.



Recommendation

Contact a qualified electrical contractor.

12.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

SCREWS MISSING

One or more screws are missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

Recommendation

Contact a qualified handyman.

12.4.1 Lighting Fixtures, Switches & Receptacles

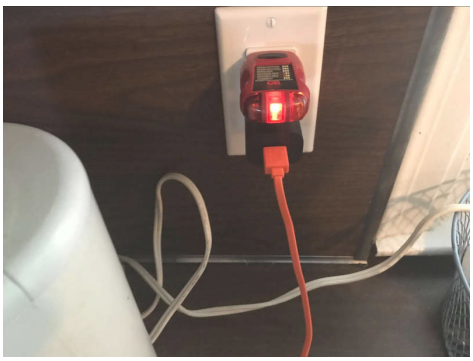
Safety Hazard

BAD GROUND

One or more receptacles throughout the house have bad grounding. Recommend a licensed electrician evaluate and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



12.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

TWO PRONGED RECEPTACLES

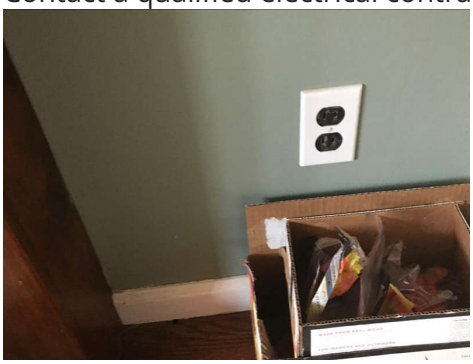
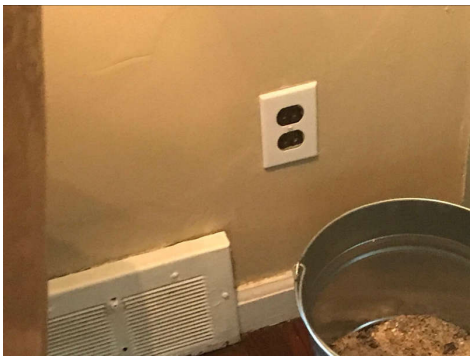
Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposals
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.

Recommendation

Contact a qualified electrical contractor.

12.5.1 GFCI & AFCI

Safety Hazard

NO GFCI INSIDE

Garage receptacles and or electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection.

Recommendation

Contact a qualified electrical contractor.

12.6.1 Smoke Detectors

Recommendation

OLD SMOKE DETECTORS

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years old. Aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Recommendation

Contact a qualified handyman.

12.6.2 Smoke Detectors

Recommendation

REPLACE BATTERIES

Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

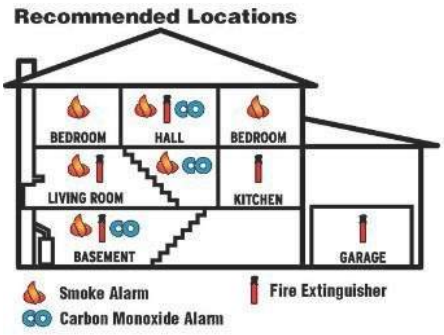
Recommendation

Recommended DIY Project

12.7.1 Carbon Monoxide Detectors

Safety Hazard

NONE FOUND



The inspector was unable to locate a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

Recommendation

Recommended DIY Project

13: ATTIC, INSULATION & VENTILATION

Information

Roof Structure & Attic: Sheathing
Common Boards

Ventilation: Ventilation Type
Passive, Soffit Vents, Gable Vents

Roof Structure & Attic: Inspection Meathod
Inside The Attic, From The Entry

Roof Structure & Attic: Framing
Stick Built

Attic Insulation: Insulation Type

Batt, Loose-fill

Recommendations

13.1.1 Roof Structure & Attic

Recommendation

DRY STAINS

Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

Recommendation

Recommend monitoring.

13.1.2 Roof Structure & Attic

Safety Hazard

RODENT

Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot.

Recommendation

Contact a qualified pest control specialist.

13.1.3 Roof Structure & Attic

Action Item

DAMAGED RAFTERS

One or more rafters appear to be rotted or damaged due to past roof leaks. Recommend evaluation and repair by qualified contractor.

Recommendation

Contact a qualified professional.

13.2.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

The attic insulation's R rating is significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

Recommendation

Contact a qualified insulation contractor.

13.2.2 Attic Insulation

Recommendation

INSULATION UNEVEN

Attic insulation is uneven in some areas. This is likely due to someone having walked on or through the insulation. Recommend installing additional insulation where necessary to restore the original R rating.

Recommendation

Contact a qualified handyman.

14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basements & Crawlspaces: Type(s)
Basement

Basements & Crawlspaces: Inspection Meathod
Inside the basement

Wall(s): Type(s)
Masonry block

Floor(s): Basement/Crawlspace Floor
Concrete

Columns and Piers: Style
Steel Lolly Columns

Insulation: Type(s)
None

Ventilation: Type(s)
Window Vents

Limitations

Basements & Crawlspaces

WALLS COVERED

The foundation walls were covered and unable to be fully evaluated

Recommendations

14.2.1 Wall(s)

Action Item

DETERIORATED WALLS

Walls of foundation appear to be deteriorating. Recommend evaluation and repair by qualified contractor.

Recommendation
Contact a qualified professional.

14.3.1 Floor(s)

Action Item

COMMON FLOOR CRACKS

Common cracks were visible in the basement floor. This type of cracking can have several causes

- Concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern
- heaving of the soil due to the presence of expansive soils.
- Post-construction settling due to incomplete compaction of the soil beneath the slab during construction.
- This also is not an unusual condition and typically would not continue.

Recommend monitoring these cracks and sealing the cracks if they begin to leak.

Recommendation
Recommend monitoring.

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of

whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled;

and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.